179.0	0002	0016.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	666,100 / 666,100
					USE VALUE:	666,100 / 666,100
					ASSESSED:	666,100 / 666,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
201		SYLVIA ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PORCELLA RANDALL & ANNEMARIE	
Owner 2:		
Owner 3:		
Street 1:	201 SYLVIA ST	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry:	Own Occ: Y
Postal:	02476	Type:

PREVIOUS OWNER

Owner 1:	GELDART ANNEMARIE -
Owner 2:	-
Street 1:	201 SYLVIA ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,000 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1954, having primarily Wood Shingle Exterior and 1805 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5000.000	267,100		399,000	666,100
Total Card	0.115	267,100		399,000	666,100
Total Parcel	0.115	267,100		399,000	666,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 369.07 | /Parcel: 369.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 121380
GIS Ref:
GIS Ref:
Insp Date: 07/20/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 179.0-0002-0016.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	266,900	0	5,000.	399,000	665,900	665,900	Year End Roll	12/18/2019
2019	101	FV	226,100	0	5,000.	393,300	619,400	619,400	Year End Roll	1/3/2019
2018	101	FV	226,100	0	5,000.	302,100	528,200	528,200	Year End Roll	12/20/2017
2017	101	FV	214,400	0	5,000.	285,000	499,400	499,400	Year End Roll	1/3/2017
2016	101	FV	214,400	0	5,000.	262,200	476,600	476,600	Year End	1/4/2016
2015	101	FV	200,500	0	5,000.	245,100	445,600	445,600	Year End Roll	12/11/2014
2014	101	FV	200,500	0	5,000.	225,700	426,200	426,200	Year End Roll	12/16/2013
2013	101	FV	200,500	0	5,000.	225,700	426,200	426,200		12/13/2012

!14066!

PRINT

Date	Time
12/11/20	03:56:52

LAST REV

Date	Time
08/21/18	09:39:04
apro	
14066	

USER DEFINED

Prior Id # 1:	121380
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GELDART ANNEMAR	69651-186		7/24/2017	Convenience	99	No	No		
GELDART ANNEMAR	34698-215		1/30/2002	Family	1	No	No		
GELDHART ANNEMA	25019-94		11/21/1994		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/22/2016	1157	Dormers	49,100	O				add rear full dorm
4/25/2016	492	Dormers	20,500					new dormer new bat
11/7/2003	956	Redo Kit	10,000			G6	GR FY06	
4/16/1993	113		1,000					18X16 PATIO-WDK

ACTIVITY INFORMATION

Date	Result	By	Name
7/20/2018	MEAS&NOTICE	BS	Barbara S
3/8/2017	Measured	DGM	D Mann
3/2/2017	Permit Visit	DGM	D Mann
3/2/2017	Left Notice	DGM	D Mann
1/5/2009	Measured	345	PATRIOT
11/8/2005	Permit Visit	BR	B Rossignol
12/23/1999	Mailer Sent		
12/21/1999	Measured	264	PATRIOT
7/15/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5000		Sq. Ft.	Site		0	70.	1.14	6									399,000						399,000	

Total AC/HA: 0.11478 | Total SF/SM: 5000 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 399,000 | Spl Credit | Total: 399,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	LT BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1954	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G18	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	14 - Asphalt Tile		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	1.01989794
Adj $ / SQ:	144.571
Other Features:	77134
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	328117
Depreciation:	61030
Depreciated Total:	267087

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 2		Baths: 1					HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2003
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

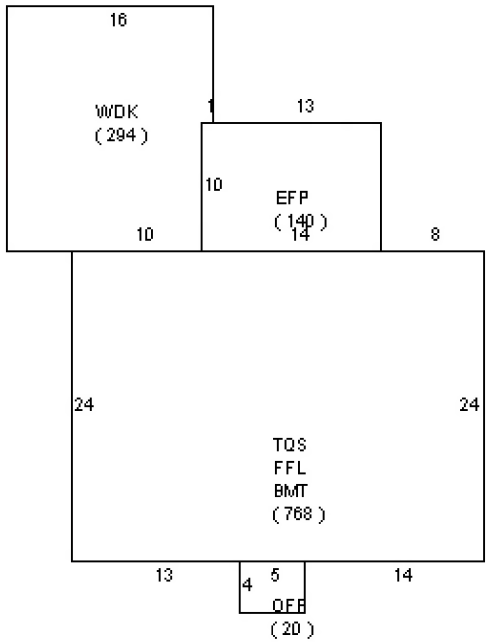
No Unit	RMS	BRS	FL
1	7	2	M
Totals			
1	7	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	144.57
Special Features:	0	Val/Su Net:	104.09
Final Total:	267100	Val/Su SzAd	198.74

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	768	60.290	46,300
FFL	First Floor	768	144.570	111,030
TQS	3/4 Story	576	144.570	83,273
WDK	Deck	294	9.590	2,819
EFP	Enclos Porch	140	47.600	6,664
OFP	Open Porch	20	44.880	898

Net Sketched Area:	2,566			Total:	250,984
Size Ad	1344	Gross Are	2758	FinArea	1805

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	60	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 179.0-0002-0016.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	10X12	A	AV	1988	0.00	T	24.8	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	